



Chartered Surveyors &
Commercial Property Consultants

LIGHT INDUSTRIAL UNIT / WORKSHOP TO LET

UNIT A, CONSORT HOUSE, 42 BONE LANE
NEWBURY, BERKSHIRE, RG14 5RD

2,307 SQ FT (214.33 SQ M)

FIRST 12 MONTHS AT HALF RENT



INCLUDES 6 PARKING SPACES PLUS LOADING

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

Consort House is prominently positioned on Bone Lane, a short distance from Hambridge Road and the A339 providing direct access to Junction 13 of the M4. Newbury train station is only 0.9 mile/15 minute walk, but the racecourse train station is much closer.

DESCRIPTION

Self-contained industrial/warehouse with large loading door and car parking.

- * Electric Loading door (H 4m x W 3m)
- * Eaves Height 4.22m clear height
- * Three Phase power
- * Lighting
- * WC
- * 6 Car parking spaces plus loading
- * Office area
- * WC

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	214.33	2,307

RATING ASSESSMENT

Rateable Value £17,750
Rates Payable £8,857.25 (2023/24)

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £1,133.84 per year with insurance £929.37 per year.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 95.

PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £21,500 per annum exclusive. **First 12 months at half rent.** VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater
Phone: 01635 551441
Email: shane@quintons.co.uk
April 2024

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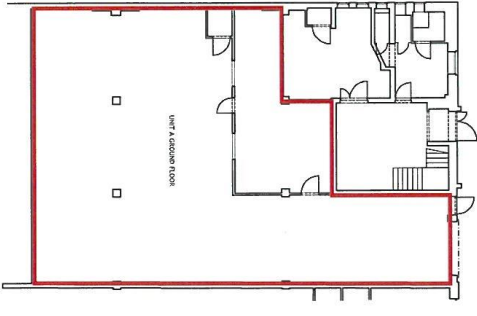
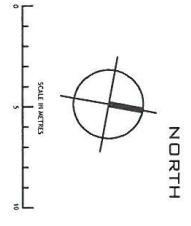
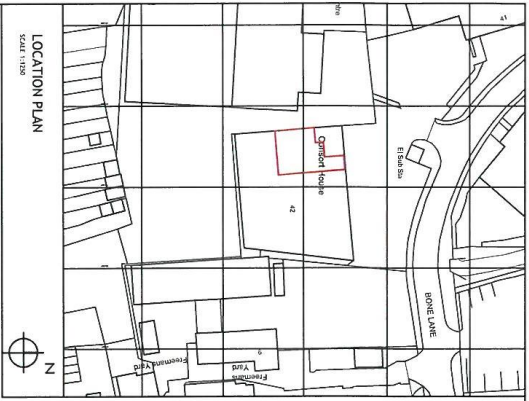
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- ADJUSTMENTS**
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 - 2. CANOPY
 - 3. CLERESTORY
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360
measurement

LONDON
COMMERCIAL REAL ESTATE
1200 BROADWAY
LONDON EC4A 3DF
Tel: 020 7498 2000
Email: info@360measurement.co.uk

PETCHER INDUSTRIAL HOLDINGS LTD
CONDUIT ROAD
WILMINGTON
BN14 4SB

UNIT A, LEASE PLAN

DATE: **JUNE 2021** DRAWN BY: **RT**

SCALE: **A3:1:100** CHECKED BY: **GFT**

PROJECT NO: **21375** SHEET NO: **-LA**